



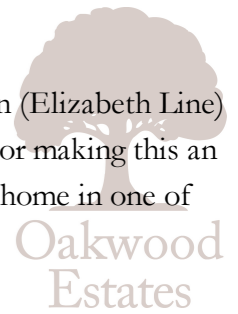
This beautifully presented semi-detached period property built in the Victorian era offers substantial living accommodation throughout and blends the original features with modern decor.

On the ground floor, there are two spacious reception rooms with ample living space for both entertaining and relaxed family gatherings. The heart of the home is the open plan kitchen/dining room/family with its ample storage, middle island and bi-fold doors which open out onto the beautiful garden.

The first floor consists of two double bedrooms, plus a spacious and modern family bathroom with separate shower unit. On the second floor is the spacious main bedroom, which has an abundance of wardrobe space, a Juliette balcony overlooking the garden and an ensuite bathroom. Plus some very handy eaves storage.

Outside, the property truly shines. The beautiful garden offers a peaceful retreat, with a large patio area ideal for outdoor BBQs and socialising and a second decking area. There is plenty of space for children to play and to keep a keen gardener happy.

Added benefits include a short drive or a 15/20 minute walk to the High Street and train station (Elizabeth Line) providing easy access to London. There are some fantastic schools in the private and state sector making this an ideal family home. Don't miss this rare opportunity to own a historic yet beautifully updated home in one of Maidenhead's most desirable locations.



-  THREE DOUBLE BEDROOMS
-  EXTENDED & REFURBISHED TO A HIGH LEVEL
-  TWO RECEPTION ROOMS
-  CATCHMENT FOR OUTSTANDING SCHOOLS
-  VICTORIAN SEMI DETACHED HOUSE
-  SHORT DRIVE OF TOWN CENTRE AND STATION (ELIZABETH LINE)
-  TWO BATHROOMS
-  LARGE PRIVATE GARDEN

					
x3	x2	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Belmont Road
Approximate Floor Area = 130.84 Square meters / 1408.35 Square feet

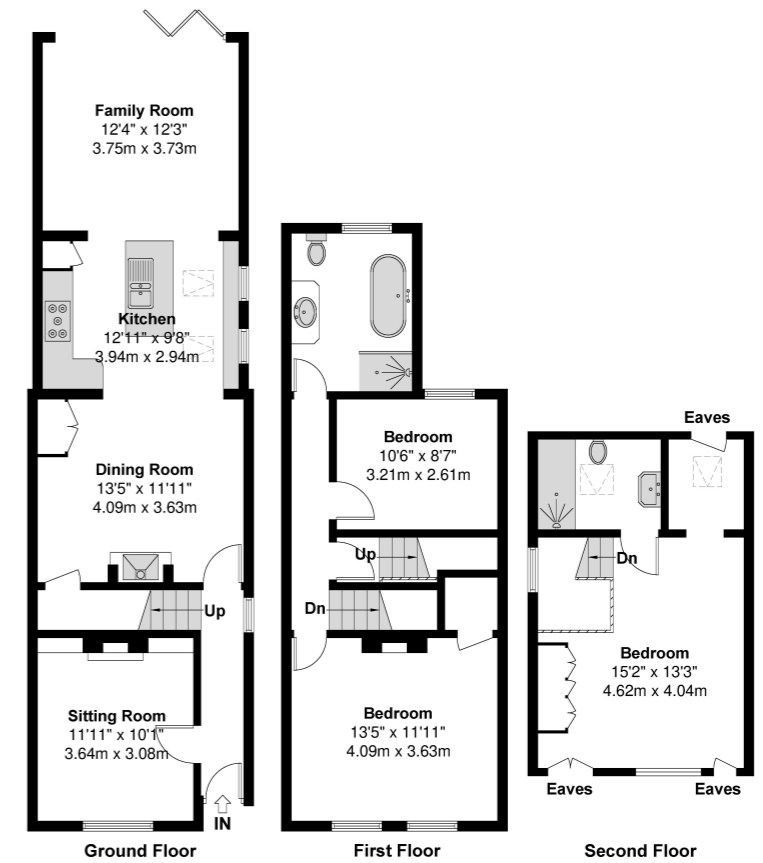


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Location

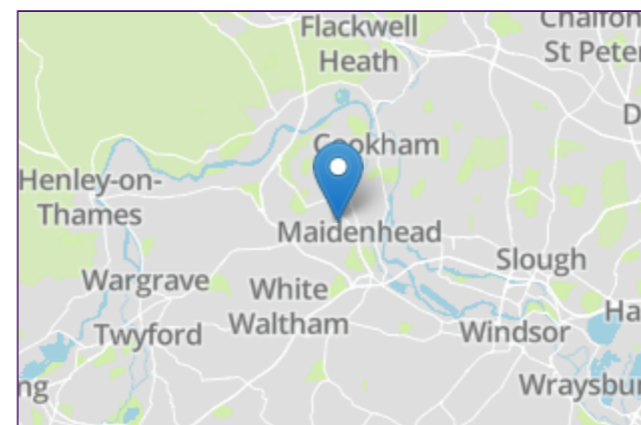
This property is conveniently located within walking distance of the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy.

Council Tax

Band E

Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			82